

The Vice-Chairman, William Nelson, called the meeting of the Building Code Board of Appeals to order at 8:32 A.M., on Wednesday, June 5, 2002.

PRESENT: William Nelson
William Need
Rick Kessler
Frank Zuazo

ALSO PRESENT: Mark Stimac
Ginny Norvell
Pam Pasternak

ABSENT: Ted Dziurman

ITEM #2 – VARIANCE REQUEST. NILA PECK, 105 REDWOOD, for relief to replace an existing 6' high privacy fence.

Mr. Stimac explained that the petitioner is requesting relief to replace an existing 6' high privacy fence at 105 Redwood. This lot, by definition is a double front corner lot, in that it has a front yard on both Redwood and Lyons. Chapter 83 limits fences in required front yard setbacks to 30" in height. The site plan submitted indicates a 6' high privacy fence in the front setback along Lyons. The original fence was installed in 1967, a time before the adoption of the fence ordinance.

Nila Peck was present and stated that the existing fence had been damaged by a storm. Ms. Peck further stated that the reason she wants the fence 6' high is due to the fact that she has an in-ground pool, which is 9' deep and is concerned about providing protection to the pool. Ms. Peck also stated that the fence would be installed by a fence company and felt that it would look much better than the existing fence. Ms. Peck brought in a sample of the proposed vinyl fencing.

The Vice-Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are three (3) written approvals on file. There is one (1) written objection on file.

Motion by Need
Supported by Kessler

MOVED, to grant Nila Peck, 105 Redwood, relief to replace an existing 6' high privacy fence in the front setback along Lyons.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect on surrounding property.
- Fence will provide protection for in-ground pool.

Yeas: 4 – Nelson, Need, Kessler, Zuazo
Absent: 1 – Dziurman

MOTION TO GRANT VARIANCE CARRIED

ITEM #3 – VARIANCE REQUEST. PATRICK CROSSON, REPRESENTING ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES, for relief to install a 10' x 10' tent with a 30 square foot banner for a 30-day period to announce a special event.

Mr. Stimac explained that the petitioner is requesting relief to install a 10' x 10' tent with a 30 square foot banner from June 6, 2002 until June 30, 2002 to announce the annual Opa Festival that is to be held from June 28, 2002, through June 30, 2002. Section 14.02 of the Sign Ordinance permits Special Event signs for a period not to exceed 7 days. The application submitted exceeds the number of days permitted by the Ordinance.

Father Straton Dorozensic of St. Nicholas Greek Orthodox Church, was present and stated that the reason they would like to keep this sign up for thirty (30) days is due to the fact that attendance was down last year, and they had many calls after the event, asking when it would be held. Father Dorozensic stated that they feel greater exposure advertising the event would help to make it more successful. Father Dorozensic also stated that the sign would be placed far enough back, so that it would not create a safety hazard.

The Vice-Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Mr. Nelson asked if the variance was also for the tent, and Mr. Stimac stated that the tent is not being used for an event, but actually being used as a place to put this banner.

Motion by Need
Supported by Kessler

MOVED, to grant St. Nicholas Greek Orthodox Church, 760 W. Wattles, relief to install a 10' x 10' tent with a 30 square foot banner for a fourteen (14)-day period to announce a special event.

- Board believes 30-day request is excessive.
- Variance would not be contrary to public interest.
- Variance would not have an adverse effect on surrounding property.

Yeas: 4 – Need, Zuazo, Kessler, Nelson
Absent: 1 – Dziurman

MOTION TO GRANT REQUEST FOR FOURTEEN(14)-DAY PERIOD GRANTED

ITEM #4 – VARIANCE REQUEST. BEACON SIGN CO., 755 W. BIG BEAVER, for relief to install an eighteen square foot tenant wall sign on a portion of the second floor of the building not occupied by the tenant.

Section 9.02.03, D, of the Sign Ordinance requires that the tenant identification sign be located on the ground floor, on the face of the area occupied by the tenant. The site plan submitted indicates the proposed location of the sign on the second floor of the building, and on a portion of the building that is the building mechanical room, not on an area occupied by the tenant.

Mr. Doug Mires of Franklin Bank, as well as several of his associates, were present. Mr. Mires explained that this variance was critical to them, as it was a part of the lease agreement. Mr. Mires also stated that due to the fact the “Top of Troy” building is set so far back from Big Beaver, he feels that they need this sign at this height so their location will be visible to traffic on Big Beaver. Mr. Mires said that the exterior of their space is all glass and therefore would not be able to support a sign. Mr. Mires also said that the sign would be adjacent to the glass and the sign would be the same size as the “Ruth-Chris” sign, which is already in place. Mr. Mires further stated that the landlord is in full support of this request.

The Vice-Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Need
Supported by Kessler

MOVED, to grant the request of Beacon Sign Co., 755 W. Big Beaver, relief to install an eighteen square foot tenant wall sign on a portion of the second floor of the building not occupied by the tenant.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect on surrounding property.

Yeas: 4 – Kessler, Need, Nelson, Zuazo
Absent: 1 – Dziurman

MOTION TO GRANT REQUEST CARRIED

The Building Code Board of Appeals meeting adjourned at 9:52 A.M.

MS/pp